032.0	0002	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	870,600 / 870,600
					USE VALUE:	870,600 / 870,600
					ASSESSED:	870,600 / 870,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
278		BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GALVIN SEAN D TRUSTEE
Owner 2:	389 MASS AVE TRUST
Owner 3:	
Street 1:	630 HIGH ST
Street 2:	
Twn/City:	MEDFORD
St/Prov:	MA Cntry: Own Occ: N
Postal:	02155 Type:

PREVIOUS OWNER

Owner 1:	GALVIN SEAN D -
Owner 2:	-
Street 1:	630 HIGH STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,337 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1910, having primarily Aluminum Exterior and 3185 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4337.000	474,500		396,100	870,600
Total Card	0.100	474,500		396,100	870,600
Total Parcel	0.100	474,500		396,100	870,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 273.34 | /Parcel: 273.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	22237
GIS Ref	
GIS Ref	
Insp Date	11/07/18

!2662!

PREVIOUS ASSESSMENT

Parcel ID: 032.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	474,600	0	4,337.	396,100	870,700	870,700	Year End Roll	12/18/2019
2019	104	FV	360,100	0	4,337.	420,800	780,900	780,900	Year End Roll	1/3/2019
2018	104	FV	360,100	0	4,337.	307,000	667,100	667,100	Year End Roll	12/20/2017
2017	104	FV	337,300	0	4,337.	267,400	604,700	604,700	Year End Roll	1/3/2017
2016	104	FV	337,300	0	4,337.	227,700	565,000	565,000	Year End	1/4/2016
2015	104	FV	299,800	0	4,337.	222,800	522,600	522,600	Year End Roll	12/11/2014
2014	104	FV	299,800	0	4,337.	183,200	483,000	483,000	Year End Roll	12/16/2013
2013	104	FV	312,300	0	4,337.	174,300	486,600	486,600		12/13/2012

PRINT

Date	Time
12/10/20	18:01:50

LAST REV

Date	Time
04/02/19	14:28:52
apro	
2662	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GALVIN SEAN D,	58244-276		1/6/2012	Convenience	99	No	No		
GALVIN SEAN D/T	58205-447		12/30/2011	Convenience	99	No	No		
GALVIN SEAN D	52451-197		3/23/2009	Family	10	No	No		
JENNINGS STEPHE	48778-568		1/3/2007		517,500	No	No		
	12487-702		7/27/1973		49,900	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/29/2007	60	Redo Bat	10,000	C		G8	GR FY08	re- 2 baths add 1/
4/24/1997	188	Manual	4,000					REPAIR PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	HS	Hanne S
4/21/2009	Measured	372	PATRIOT
12/4/2008	MLS	MM	Mary M
3/24/2007	MLS	HC	Helen Chinal
5/6/2000	Inspected	264	PATRIOT
4/26/2000	Measured	263	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	22237
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4337		Sq. Ft.	Site		0	80.	1.14	1			Med. Tr	-10					396,079						396,100	

Total AC/HA: 0.09956 | Total SF/SM: 4337 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 396,079 | Spl Credit | Total: 396,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Fair
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:	L - Location	5.0	%
Special:			%
Override:			%
	Total:	34.45	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.97967029
Const Adj.:	0.98990101
Adj $ / SQ:	164.862
Other Features:	120750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	723932
Depreciation:	249395
Depreciated Total:	474538

COMMENTS

LOC=STORE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	1

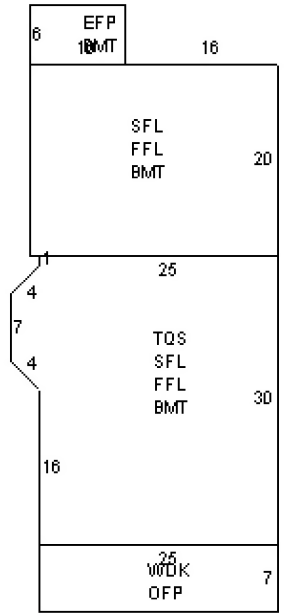
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
1	5	2	
Totals			
2	12	6	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,360	49.460	67,264
FFL	First Floor	1,300	164.860	214,321
SFL	Second Floor	1,300	164.860	214,321
TQS	3/4 Story	585	164.860	96,444
OFP	Open Porch	175	25.670	4,492
WDK	Deck	175	11.600	2,029
EFP	Enclos Porch	60	71.870	4,312
	Net Sketched Area:	4,955	Total:	603,183
Size Ad	3185	Gross Are	5150	FinArea 3185

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	164.86
Special Features:	0	Val/Su Net:	95.76
Final Total:	474500	Val/Su SzAd	148.98

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

032.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	